

**TRANSFER  
TAX  
PAID**

17-52

(Space about line for registry use)

REO #0018842534

**SPECIAL WARRANTY DEED  
(Quitclaim Deed with Covenant)**

3 U.S. Bank, National Association, as trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT2 Asset Backed Pass-Through Certificates Series 2005-OPT2, a corporation duly organized and existing and having a place of business at c/o American Home Mortgage Servicing, Inc., in the City of Irvine and State of California, for consideration paid, GRANTS to Benjamin P. Parker and Laura B. Parker, whose mailing address is 77 Summer Street, Hammond, ME 04963, hereinafter called "Grantees", as Joint Tenants, WITH QUITCLAIM COVENANT, the following described property, with the buildings thereon, and the appurtenances belonging thereto, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin set on the easterly line of the West River Road, so-called, and at the northwesterly corner of a certain lot or parcel of land conveyed by John N. Rancourt, to himself and Ruth M. Rancourt, his wife, under and by virtue of a certain Warranty Deed in Joint Tenancy dated October 5, 1981 and recorded in the Kennebec County Registry of Deeds in Book 2425, Page 345; thence north forty two degrees fifty-seven minutes fifty-six seconds east (N 42° 57' 56" E) along the easterly line of said West River Road, a distance of one hundred ninety-six and zero hundredths (196.00) feet to an iron pin; thence on a bearing of south fifty-six degrees fifty-four minutes fifty-six seconds east (S 56° 54' 56" E), a distance of three hundred fifty and zero hundredths (350.00) feet to an iron pin; thence on a bearing of south forty-five degrees eight minutes forty-seven seconds west (S 45° 08' 47" W), a distance of one hundred ninety-six and zero hundredths (196.00) feet to an iron pin; thence on a bearing of north sixty-six degrees forty-six minutes thirty-nine seconds west (N 66° 46' 39" W), a distance of one hundred sixty-eight and fifty-six hundredths (168.56) feet to an iron pin; thence on a bearing of north forty-eight degrees four minutes fifty seconds west (N 48° 04' 50" W), a distance of one hundred seventy-eight and seventy-two hundredths (178.72) feet to an iron pin and being the point or place of beginning and containing one and sixty-four hundredths (1.64) acres, more or less.

SUBJECT, however, to easements for highway, purposes, if applicable, and as were granted to the State of Maine under and by virtue of a certain Deed of Easement dated June 15, 1970 and recorded as aforesaid in Deed Book 1523, at Page 75 and reference can be made to the record thereof for description of said easements.

---

Reference is made to a Judgment of Foreclosure and Sale in an action to foreclose a mortgage recorded in the Kennebec County Registry of Deeds in Book 8600 Page 329, brought by **U.S. Bank, National Association, as trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT2 Asset Backed Pass-Through Certificates Series 2005-OPT2** against Paul Gosselin as filed in the Maine District Court, and duly recorded in the Kennebec County Registry of Deeds in Book 9928 Page 9. Being the same premises as conveyed to the grantor herein by virtue of a deed dated November 19, 2008 and recorded in the Kennebec County Registry of Deeds in Book 9956 Page 113. Reference is made to Power of Attorney recorded in said registry in Book 9961 Page 149.

IN WITNESS WHEREOF, U.S. Bank, National Association, as trustee for  
J.P. Morgan Mortgage Acquisition Corp. 2005-OPT2 Asset Backed Pass-Through  
Certificates Series 2005-OPT2, by American Home Mortgage Servicing, Inc., its  
attorney in fact, has caused this instrument to be executed by

Neddie de los Reyes, as Asst. Sec. thereunto duly authorized, this  
21<sup>st</sup> day of March 2009.

U.S. Bank, National Association, as trustee for  
J.P. Morgan Mortgage Acquisition Corp. 2005-  
OPT2 Asset Backed Pass-Through Certificates  
Series 2005-OPT2,

By American Home Mortgage Servicing, Inc.  
Its attorney in fact,

By: [Signature]  
Title: Neddie de los Reyes  
Assistant Secretary

Witness [Signature]  
Ben Sep

STATE OF CA  
COUNTY OF ORANGE

March 12, 2009

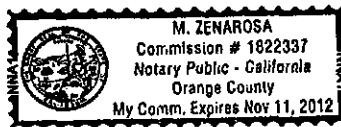


Personally appeared the above-named Neddie de los Reyes, as  
Assistant Secretary of American Home Mortgage Servicing, Inc., attorney in fact for  
U.S. Bank, National Association, as trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-  
OPT2 Asset Backed Pass-Through Certificates Series 2005-OPT2, and acknowledged the  
foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and  
deed of said Grantor.

Before me,

[Signature]  
Notary Public

Printed Name: M. Zenarosa



Received Kamelec SS.  
03/17/2009 8:07AM  
# Pages 3 Attest:  
RENEE J. BUSTIN-WATHEWAY  
REGISTER OF DEEDS